

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, APRIL 20, 2004

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: DEAN AUSILIO
ROGER KRZEMINSKI
KENNETH MEERSCHAERT, SR.
JOA PENZIEN
ARNOLD THOEL

ABSENT: None.

ALSO PRESENT: Jerome R. Schmeiser, Community Planning Consultant
Colleen O'Connor, Township Attorney
(Additional attendance on file with Clerk)

Call Meeting to order.

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll Call. All members present.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by AUSILIO seconded by PENZIEN to approve the April 6, 2004 amended agenda.

MOTION carried.

3. Approval of the April 6, 2004 previous Meeting Minutes.

MOTION by KRZEMINSKI seconded by MEERSCHAERT to approve the previous meeting minutes of April 6, 2004 as submitted.

MOTION carried.

AGENDA ITEMS:

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4. Site Plan; Beaumont ACC/POB; Located on the northeast corner of Hall Road and Tilch Road; William Beaumont Hospital, Petitioner. Permanent Parcel No. 08-31-400-040 & 045.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Bob Kirk, representative along with representatives on behalf of Beaumont Hospital.

The petitioners held further discussion with the members of the Board and Township Planning Consultant.

Public Portion: Several Township residents addressed their concerns regarding Tilch Road improvements, questioned the time for development to occur, landscape berm plans and further discussed traffic concerns.

Greg Johnson, representative on behalf of the Michigan Department of Transportation (MDOT), held further discussion with the members of the Board and Township Planning Consultant addressing the questions and concerns involving MDOT.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan; Beaumont Hospital Medical Center pursuant to the recommendation of the Planning Consultant and as to the entrance on Hall Road with the approval of the Township Engineers Traffic Consultant and The Michigan Department of Transportation (MDOT). Permanent Parcel No. 08-31-400-040 & 045. This motion is based upon the Planning Consultants recommendations:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are

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- permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
 5. Sidewalks to be provided to the satisfaction of the Township Engineer.
 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
 11. That all signs be designated on the site plan and meet the Township requirements.

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12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.

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22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.
24. That one sign be removed from the plan. A separate application must be submitted for consideration of any proposed signs. The sign location is NOT part of this approval.
25. That no ambulances will be transporting to the site.

MOTION carried.

5. Site Plan; Rainbow Child Center; Located on the south side of 24 Mile Road and approximately 300 feet west of Garfield Road; Patrick Fenton, Petitioner. Permanent Parcel No. 08-18-200-023.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Patrick Fenton

Public Portion: Fred Follack, representative on behalf of the Westcreek Condominium Association, addressed his concerns involving the trash dumpster, the 5' walkway, and also mentioned the pleasant work experience he has had working with Mr. Fenton. Mr. Follack stated we are in favor of and looking forward to the Rainbow Child Center.

MOTION by KOEHS seconded by KRZEMINSKI to follow the recommendations of the Planning Consultant and approve the Site Plan; Rainbow Child Center; with the stipulation that the by-pass and deceleration lanes are installed and the sign is reduced to the required 5' height. Permanent Parcel No. 08-18-200-023. This motion is based upon the Planning Consultants recommendations as follows:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that

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- any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
 5. Sidewalks to be provided to the satisfaction of the Township Engineer.
 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.

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10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.

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20. That all requirements of the Zoning Ordinance be met.
21. That if the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the sign be reduced in height to 5 feet rather than 5 feet 10 inches as shown.
25. That the bypass and deceleration lanes be shown in accordance with Township Engineering standards.

MOTION carried.

6. Ground Sign; Rainbow Child Center; Located on the south side of 24 Mile Road and approximately 300 feet west of Garfield Road; Patrick Fenton, Petitioner. Permanent Parcel No. 08-18-200-023.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Patrick Fenton

MOTION by KOEHS seconded by KRZEMINSKI to approve the Ground Sign; Rainbow Child Center; with the condition that we reduce the ground sign in height to 5' as required by the Township Ordinance. Permanent Parcel No. 08-18-200-023. This motion is based upon the Planning Consultants recommendations as follows:

1. That all signs be designated on the site plan and meet the Township requirements.

MOTION carried.

7. Rezoning; Residential One Family Suburban (R-1-S) & Agricultural (AG) to Residential One Family Urban (R-1); Located on the south side of 24 Mile Road

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approximately ¼ mile east of Romeo Plank Road; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Fazal Khan of Fazal Khan and Associates, Inc.

Public Portion: Robert Kellermann, a Township resident, prematurely addressed his concerns regarding the future development of the property and possible flooding issues.

Chairman GALLAGHER stated the issues addressed are premature, this Board is only interested in the use of the property at this point.

Clerk KOEHS stated that The County Drain Office and Township Engineers will look very closely at any development and its impact on drainage on any site.

MOTION by KRZEMINSKI seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the rezoning request from Residential One Family Suburban (R-1-S) & Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-17-201-002. This motion is based upon the Planning Consultants recommendations as follows:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

8. Rezoning; Agricultural (AG) to Residential One Family Urban (R-1); Located on the southeast corner of 25 Mile Road and Hayes Road (excluding the immediate corner); AC Enterprise, LLC, Petitioner. Permanent Parcel No. 08-07-100-001.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Fazal Khan of Fazal Khan and Associates, Inc.

Member AUSILIO questioned the plans for the immediate corner parcel. Mr. Khan stated at this point there are no plans for the property described. Mr. AUSILIO discussed with Mr. Khan the talk of a round-a-about planned at this corner. Mr. AUSILIO stated if the balance of this land were rezoned to Residential uses you would be lauded by the residents. Mr. Khan stated there is nothing planned for the property at this point, but they

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have considered the thought of a day care center. The members of the Board reviewed the split of the parcels in question and the possible rezoning by the Township due to spot zoning.

Public Portion: Patricia Srodawa, a Township resident, stated she agreed with Mr. Ausilio pertaining to the corner parcel for future development involving residential plans.

MOTION by AUSILIO seconded by PENZIEN to forward the petitioners request to the Township Board of Trustees to approve the Rezoning; Agricultural (AG) to Residential One Family Urban (R-1); specifically Permanent Parcel No. 08-07-100-001. This motion is based upon the Planning Consultants recommendations as follows:

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

9. Rezoning; Residential One Family Urban (R-1) to Office Low Rise (O-1); Located on the east side of Romeo Plank Road approximately 1650' north of Hall Road; Dr. Anthony Benenati, Petitioner. Permanent Parcel No. 08-33-301-002.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Bob Kirk representative. Mr. Kirk reviewed the proposal and its consistency in connection with the Township Master plan.

Colleen O'Connor, Township Attorney, reviewed with Mr. AUSILIO the issues involved with spot zoning when granting this request.

Public Portion: Kinzie Austin, a Township resident, discussed with the members of the Board the time frame involved with updating the Township Master Plan. Mr. Austin further identified adjacent property zones with the members of the Board.

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to deny the Rezoning; Residential One Family Urban (R-1) to Office Low Rise (O-1); Permanent Parcel No. 08-33-301-002. This motion is based upon the Planning Consultants recommendations as follows:

1. **The proposed rezoning is inconsistent with the goals of the Master Plan.**

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2. **The proposed rezoning is inconsistent with the development of the surrounding properties.**

MOTION carried.

10. Revised Site Plan; Marathon Gas Station; Located on the east side of Gratiot Avenue, north of Hall Road; 3-M Enterprises, LLC, Petitioner. Permanent Parcel No. 08-36-429-001.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval subject to Chesterfield Township approval.

Petitioner Present: Victor Torres representative.

The members of the Board held further discussion reviewing the proposal.

Public Portion: None.

MOTION by KRZEMINSKI seconded by MEERSCHAERT to approve the Revised Site Plan; Marathon Gas Station. Permanent Parcel No. 08-36-429-001; subject to Chesterfield Township review and approval. This motion is based upon the Planning Consultants as follows:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
4. **The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the**

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County Road Commission, Michigan Department of Transportation, and the Township Engineer.

- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
- 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
- 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
- 11. That all signs be designated on the site plan and meet the Township requirements.**
- 12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
- 13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek**

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and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.

14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.

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23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.
24. That since the property being added to the site in question is located in Chesterfield Township, any approval given by Macomb Township is subject to review and approval by Chesterfield Township.

MOTION carried.

OLD BUSINESS:

11. Extension of Time; Site Plan; Quadrate Corporate Park; Lot Nos. 15 & 16. Section 18.

MOTION by KOEHS seconded by AUSILIO to approve the extension of time for one year to expire May 20, 2005; Site Plan; Quadrate Corporate Park; Lot Nos. 15 & 16. Section 18.

MOTION carried.

12. Extension of Time; Site Plan; Quadrate Corporate Park; Lot Nos. 19, 20 & part of 21. Section 18.

MOTION by KOEHS seconded by KRZEMINSKI to approve the extension of time for one year to expire June 3, 2005; Site Plan; Quadrate Corporate Park; Lot Nos. 19, 20 & part of 21. Section 18.

MOTION carried.

Addition:

13. Extension of Time; Site Plan; Westminister Corners North; Section 19.

MOTION by KRZEMINSKI seconded by MEERSCHAERT to approve the extension of time for one year to expire April 16, 2005; Site Plan; Westminister Corners North; Section 19.

MOTION carried.

Addition:

14. Extension of Time; Site Plan; St. Peters Lutheran Church; Section 8.
(Expires April 15, 2004)

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MOTION by KRZEMINSKI seconded by AUSILIO to approve the extension of time for one year to expire April 15, 2005; Site Plan; St. Peters Lutheran Church; Section 8.

MOTION carried.

15. Motion to receive and file all correspondence in connection with this agenda.

MOTION by AUSILIO seconded by MEERSCHAERT to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None.

BOARD COMMENTS: None.

ADJOURNMENT:

MOTION by AUSILIO seconded by PENZIEN to adjourn the meeting at 8:40 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, Secretary
Minutes prepared by: Michael D. Koehs, Township Clerk
MDK/gmb